

"The City With a Heart"



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AGENDA PLANNING COMMISSION MEETING

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September 18, 2018

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: June 19, 2018

2. COMMUNICATIONS:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 535 2nd Avenue (APN: 020-206-090)

R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a 960 square foot rear addition that would increase the gross floor area of the existing home by greater than 50% (74%). If approved and constructed, the total living area of the home would increase to 1,755 square feet, and the gross floor area of the home would be 2,059 square feet, including the garage. A Use

Permit is required per Section 12.200.030 of the San Bruno Municipal Code. Francisco and Maria Arebalos (Owners); Maria Arebalos (Applicant). **UP-18-016**

B. 2846 Fleetwood Drive (APN: 017-125-100)

R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a 1,265 square foot rear addition that would increase the gross floor area of the existing home by greater than 50% (56%) and exceed the maximum permitted floor area ratio (.451). If approved and constructed, the total living area of the home would increase to 2,777 square feet, and the gross floor area of the home would be 3,513 square feet, including the garage, per Section 12.200.030 of the San Bruno Municipal Code. Sabra Tang (Owner); Derek Vinh (Applicant). **UP-17-030**

C. 714 4th Avenue (APN: 020-168-160)

R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the new construction of a two story, single family dwelling on an individual infill lot. If approved and constructed, the total gross floor area of the home would be 2,749 square feet, including the garage, per Section 12.200.040 of the San Bruno Municipal Code. Sajjad and Shaheer Sheikh (Owners); Javier Chavarria (Applicant). **UP-18-021**

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the October 11, 2018 Architectural Review Committee members.

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on October 16, 2018, at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.